

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

August 21, 2008



Replat 08-16: Doug Symank and John Gale

CASE DESCRIPTION: proposed replat of Lot 11 in Block 2 of Hyde Park Subdivision, being 0.32 acres of land located on property at the south corner of Boyett Street and Lisa Circle in Bryan, Brazos County, Texas

LOCATION: 4300 Boyett Street

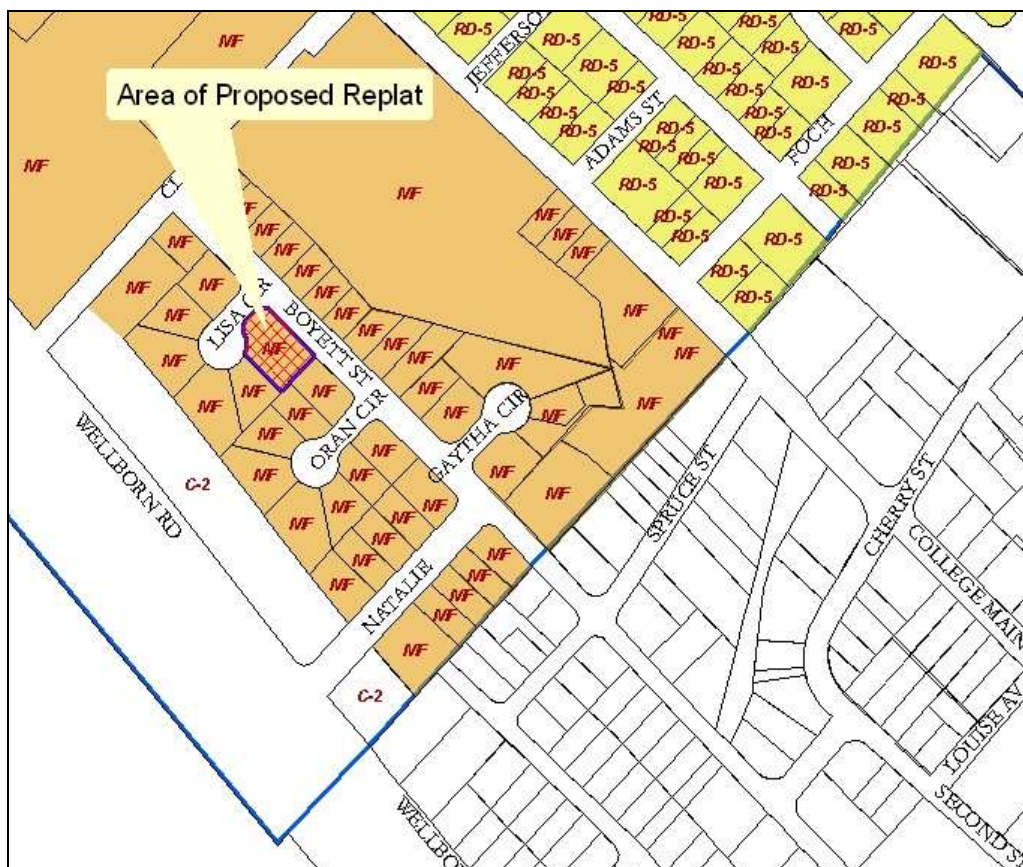
LEGAL DESCRIPTION: Lot 11, Block 2, Hyde Park Addition

EXISTING LAND USE: multiple-family residences

APPLICANT(S): Doug Symank and John Gale

STAFF CONTACT: Randy Haynes, Staff Planner

LOCATION MAP:



PROPOSED REPLAT:

The applicants have requested to replat Lot 11 in Block 2 of the Hyde Park Addition. The applicants wish to divide the property so that the two existing multi-family dwellings can each occupy a separate lot.

On August 7, 2008, the Planning and Zoning Commission approved both a variance to lot depth for proposed lot 11B (case no. PV08-26) and a planning exception (case no. PE08-04) which allows the replat to proceed without the installation of sidewalks around the perimeter of the property.

With approval of this variance and this exception, the proposed replat meets all requirements and standards.

RECOMMENDATION:

The Site Development Review Committee and staff recommend **approving** this request.